

CORPORATE PARK (CP) DISTRICT

Purpose and Intent:

The CP, Corporate Park District is primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers.

Additional Requirements:

1. Loading areas shall not be located on the side of a building facing a public street.
2. Accessory outside storage: Shall not cover an area exceeding 25 percent of the ground level gross floor area of the principal building(s); and Shall be restricted to the area between the rear property line and the building(s); and
 - iii. Shall be fully screened from ground level view from adjacent properties or public streets.
3. Outside manufacturing, processing, or assembly shall not be permitted.

Permitted Uses:

AGRICULTURAL USES

Agricultural Production (crops)
Animal Services (other) *D*
Forestry

RESIDENTIAL USES

Shelters, Temporary *D [AOD]*

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Uses and Structures (customary)
Caretaker Dwellings *D [AOD]*
Communication Towers (exceeding height limits of zoning district) *S*
Communication Towers (not exceeding height limits of zoning district) *D*
Disabled Motor Vehicles *D*
Satellite Dishes/TV and Radio Antennae (Accessory) *D*
Swimming Pools *D*

RECREATIONAL USES

Athletic Fields
Clubs or Lodges
Country Clubs with Golf Courses *D*
Golf Courses *D*
Physical Fitness Centers
Public Parks *D*
Public Recreation Facilities *D*
Sports & Recreation Clubs, Indoor
Swim and Tennis Clubs *D*

EDUCATIONAL AND INSTITUTIONAL USES

Ambulance Services
Cemeteries/Mausoleums *D*
Churches *[AOD]*
Day Care Centers, Adult (29 or less) *D [AOD]*
Day Care Centers, Adult (30 or more) *D [AOD]*
Day Care Centers, Child (29 or less) *D [AOD]*
Day Care Centers, Child (30 or more) *D [AOD]*
Elementary or Secondary Schools *[AOD]*
Fire Stations
Government Offices
Libraries *[AOD]*
Museums or Art Galleries *[AOD]*
Police Stations, Neighborhood
Post Offices
Retreat Centers *[AOD]*
School Administration Facilities

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Advertising Services, Outdoor
Automobile Parking (commercial)
Banks, Savings & Loans, or Credit Unions *D*
Barber Shops *D*
Beauty Shops *D*
Business Incubators
Computer Maintenance and Repairs
Computer Rental & Leasing
Computer Services

Continued - Business, Professional, & Personal Services

Economic, Socio., or Educational Research
Employment Agencies, Personnel Agencies
Engineering, Architect, or Survey Services
Finance or Loan Offices
Hotels or Motels **[AOD]**
Insurance Agencies (no on-site claims insp.)
Insurance Agencies (carriers/on-site claims)
Kennels or Pet Grooming Services **D**
Laundry or Dry Cleaning Plants **[WCA]**
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Medical or Dental Laboratories
Medical Equipment Rental and Leasing
Motion Picture Productions
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Photocopying and Duplicating Services
Photofinishing Laboratories
Photography, Commercial
Photography Studios
Real Estate Offices
Rehabilitation or Counseling Services
Research, Development or Testing Services
Shoe Repair or Shoeshine Shops **D**
Stock, Security or Commodity Brokers
Tanning Salons
Travel Agencies
Veterinary Services (Other) **D**
Vocational, Business or Secretarial Schools
Watch or Jewelry Repair Shops **D**
Wireless Communication Business

RETAIL TRADE

Caterers
Computer Sales **D**
Convenience Stores (with gasoline pumps) **[WCA]D**
Convenience Stores (without gasoline pumps) **D**
Dinner Theaters
Drug Stores **D**
Fabric or Piece Goods Stores
Newsstands **D**
Office Machine Sales
Restaurants (no drive-thru)
Restaurants (serving mixed alcoholic bev)

WHOLESALE TRADE

Apparel, Piece Goods and Notions
Beer/Wine/Distilled Alcoholic Beverages
Books, Periodicals and Newspapers
Drugs and Sundries

Durable Goods, Other

Electrical Goods

Continued – Wholesale Trade

Flowers, Nursery Stock & Florists Supplies **[WCA]**
Forest Products
Furniture and Home Furnishings
Groceries and Related Products
Hardware
Jewelry, Watches, Precious Stones & Metals
Lumber and Millwork
Lumber and Other Construction Materials
Machinery, Equipment, and Supplies
Metals **S**
Motor Vehicle Parts and Supplies
Motor Vehicle Tires and Tubes
Nondurable Goods
Paper and Paper Products
Plastics Materials
Professional & Comm. Equipment & Supplies
Sporting & Recreational Goods & Supplies
Tobacco and Tobacco Products
Toys and Hobby Goods and Supplies
Wallpaper and Paint Brushes

TRANSPORTATION, WAREHOUSING AND UTILITIES

Communication or Broadcasting Facilities
Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**
Courier Service Substations
Demolition Debris Landfills, Minor **[WCA]D**
Heliports **[WCA]S**
Utility Company Offices
Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers
- Other

Utility Service Facilities **D**
Warehouses (general storage/enclosed) and Distribution Centers

MANUFACTURING AND INDUSTRIAL USES

Apparel and Finished Fabric Products
Bakery Products
Beverage Products (nonalcoholic)
Bicycle Assembly
Bicycle Parts and Accessories
Brooms and Brushes
Coffee
Computer and Office Equipment
Contractors (no outside storage)

Costume Jewelry and Notions
Dairy Products **[WCA]** **S**
Drugs **S**
Electrical Industrial Apparatus, Assembly
Continued - Manufacturing and Industrial Uses
Food and Related Products, Miscellaneous
Furniture and Fixtures Assembly
Glass Products from Purchased Glass
Ice
Jewelry and Silverware (no plating)
Leather and Leather Products (no tanning)
Lighting and Wiring Equipment **S**
Measurement, Analysis & Control Instruments
Medical, Dental and Surgical Equipment
Millwork, Plywood and Veneer
Musical Instruments
Paperboard Containers and Boxes
Pens and Art Supplies
Pharmaceutical Preparations
Photographic Equipment
Photographic Supplies **[WCA]**
Preserved Fruits & Vegetables (no can mfg.)
Printing and Publishing
Signs
Soaps and Cosmetics
Sporting Goods and Toys

Sugar and Confectionery Products
Textile Products (no dyeing & finishing) **[WCA]**
Wood Containers

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6)
High Mast Outdoor Lighting > 50' in ht. **D**
Mixed Developments **D**

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Storage Trailers (accessory use) **D**

Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Concerts, Stage Shows
- Conventions, Trade Shows
- Outdoor Religious Events

D	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
S	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
Z	Overlay Zoning Required.
WCA	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
R	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
AOD	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

CORPORATE PARK (CP) DISTRICT

DIMENSIONAL REQUIREMENTS:

<i>Minimum Development Size</i>	20 acres
<i>Minimum Lot Size</i>	40,000 square feet , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record).
<i>Minimum Lot Width</i>	150 feet
<i>Minimum Street Frontage:</i>	100 feet
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	30 feet from the property line or 55 feet from the centerline of the street whichever is greater
Minor Thoroughfare	40 feet from the property line or 75 feet from the centerline of the street whichever is greater
Major Thoroughfare	50 feet from the property line or 95 feet from the centerline of the street whichever is greater
<i>Minimum Interior Setback (side and rear yard):</i>	
Adj. to Non-Res. Zoning	20 feet
Adj. to Res. Zoning	50 feet
<i>Maximum Height:</i>	50/80 feet , (Fifty (50) foot maximum height without additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not to exceed eighty (80) feet in height.)
<i>Maximum Building Cover (Percent of Lot)</i>	45

Notes:

- *Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the same as the minimum interior setback for the zoning district.*

This City of High Point zoning district fact sheet has been compiled by the Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.